

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

April 8, 2021

I. Development Section (DS)

A. Kamakana Villages (Kona, Hawaii)

1. A follow-up meeting of stakeholders was held on March 19, 2021, and Natural Energy Laboratory of Hawaii Authority's (NELHA) application for an exploratory well at Ota Well is still targeted for April 2021.

If NELHA's application for a permit for an exploratory permit is approved by Commission on Water Resource Management, NELHA estimates that the project will take 1.5 years to complete. If the exploration is successful and there is sufficient quantity and quality of water to serve as a well source, the well will then be developed into a well and dedicated to the Department of Water Supply.

B. Villages of Leiali'i (Lahaina, Maui)

1. SB 607 and HB 1311, which removes the construction completion deadline for the Kaiaulu O Kuku'ia project and allows HHFDC to address State Historic Preservation Division (SHPD) regulations, as funding is appropriated for each portion of the project.
2. The developer-Ikaika Ohana's (IO) archaeologist commenced field work on March 3, 2021. A draft archaeological inventory survey (AIS) report is targeted for submittal to SHPD in early April 2021, and after approval a monitoring report is expected to be submitted to SHPD soon thereafter, with SHPD approval targeted for the end of April 2021.
3. IO is targeting Hawaii Housing Finance and Development Corporation (HHFDC) Board approval of the tax credit and Rental Housing Revolving Fund financing for Kaiaulu O Kuku'ia in May 2021, commencement of construction in September 2021, and completion by the end of 2023.

C. Kahului Civic Center Mixed-Use Project (Kahului and Wailuku, Maui, Hawaii)

1. On March 3, 2021, HHFDC executed Amendment #1 to the Right-of-Entry.
2. On March 12, 2021, HHFDC received the first payment request for Capital Improvement Program funds from the County for construction mobilization and clearing and grubbing for the bus hub.
3. On March 8, 2021, HHFDC received a preliminary program package for the Kahului Civic Center Mixed-Use Complex for review and comments. HHFDC staff provided comments on March 11, 2021.
4. On March 9, 2021, HHFDC staff and staff from G70 and Keala Pono met with the SHPD's staff, Andrew McCallister and Iolani Kauhane, to discuss the proposed trenching plan for the Kahului Civic Center Mixed-Use Complex site needed for the AIS.
5. On March 17, 2021, HHFDC received a request by the County to authorize relocation of two electric poles for construction of the Maui bus hub. HHFDC authorized the relocation on March 18, 2021.

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6. On March 18, 2021, HHFDC received a request for additional fee to conduct a Flora and Fauna study for the Kahului Civic Center Mixed-Use Complex site, which was recommended by the U.S. Fish and Wildlife Services (FWS) and the Hawaii Division of Forestry and Wildlife during the Environmental Assessment Early Consultation process for the Kahului Civic Center Mixed-Use Complex project.
7. On March 19, 2021, HHFDC received the Preliminary Engineering Report for review and comment. HHFDC staff provided comments on March 22, 2021.

D. Village 9, Villages of La'i'opua (Kealakehe, North Kona, Hawaii)

1. On March 17, 2021, the County indicated that it had no further comments to the last plans and comments from FWS received on March 15, 2021.
2. On March 17, 2021, HHFDC provided the County a draft checklist of items for HHFDC to issue a notice to proceed (NTP) with construction at Village 9, for review and comment.
3. To facilitate proceeding with the project, on March 19, 2021, HHFDC proposed proceeding with the project in two parts. For Part I work, HHFDC would withhold \$1M in Dwelling Unit Revolving Fund (DURF) funds but at a minimum the work would require all required permits, bonds and FWS notices. To release the balance of the DURF funds for Part II work, all other compliance requirements on HHFDC's checklist would be required.

E. Iwilei Infrastructure Master Plan and Environmental Impact Statement (Honolulu, Oahu)

1. PBR Hawaii is finalizing GIS maps and tables in order to update development plan data on parcels within the study area. This will be used to model demands on infrastructure and inform the infrastructure improvement assessment report for the Iwilei Improvements Master Plan.

F. Lima Ola Workforce Housing Development Phase 1

1. Construction continues on site work and is on schedule. As of the end of February 2021, construction on the project is 28% complete.

G. Liliha Civic Center Master Plan (Honolulu, Oahu)

1. On March 12, 2021, HHFDC staff provided comments to PBR Hawaii on the Market Overview Report for the Liliha Civic Center Master Plan (Project) received on February 19, 2021.
2. On March 15, 2021, PBR Hawaii held a workshop with its subconsultants (Design Partners Incorporated - Architecture consultant, Fung Associates - Historic Architect consultant, Fehr and Peers - Transportation consultant, and ARUP - Green Infrastructure/Sustainable Systems consultant) to work through the concepts for the site plan and massing studies as coordination between these subconsultants is key in producing an efficient site plan.

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3. PBR Hawaii is continuing to work with all the subconsultants for the Project. Listed below are the status for each subconsultant engaged for the Project as of March 17, 2021:
 - i. Design Partners Incorporated (Architecture) – They are working in providing a site plan and massing studies for the Project based on design principles and programming needs provided by HHFDC, and the Department of Accounting and General Services (DAGS).
 - ii. Fung Associates (Historic Architect) – They are working in setting a consultation meeting with SHPD.
 - iii. RM Towill Corporation (Civil Engineering) – They provided a preliminary status on existing sewer, water, and drainage. They are gathering information of existing conditions regarding grading, gas, and easements. For the analysis of potential impacts, they are waiting to receive the finalized layout and programming for the Project.
 - iv. Ron Ho (Electrical) - They are gathering information of existing conditions for their report. For the analysis of potential impacts, they are waiting to receive the finalized layout and programming for the Project.
 - v. Fehr and Peers (Transportation) – They provided a draft report on existing roadway conditions to PBR Hawaii. PBR Hawaii sent it back to Fehr and Peers with their comments regarding the existing bicycle and pedestrian conditions. For the analysis of potential impacts, Fehr and Peers is waiting to receive the finalized layout and programming for the Project.
 - vi. ARUP (Green Infrastructure/Sustainable Systems) – They are waiting to receive the final site layout and programming for the Project to conduct their analysis.
 - vii. TCP Hawaii (Archaeological) – They are waiting to receive the final site plan as they need to know exactly where to do the trenching for the archaeological investigation.
4. On March 17, 2021, at a meeting with PBR Hawaii, HHFDC and DAGS confirmed the parking ratios and parking numbers for the Project. PBR Hawaii will confirm with the transportation subconsultant if these parking numbers could have a greater impact.
5. PBR Hawaii is planning the second community meeting in late April or early May.

H. 803 Waimanu (The Block) (Honolulu, Oahu)

1. Construction on the project is ongoing and the developer continues to submit payment requests for interest on the DURF loan.

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I. Alder Street Mixed-Use Project (Honolulu, Oahu)

1. Construction on the project is ongoing and the developer continues to submit payment requests.
2. On March 9, 2021, the Department of Health's Hazard Evaluation and Emergency Response Office issued a No Further Action Determination for soil remediation at the Project site.
3. On February 25, 2021, Cultural Surveys Hawaii's (CSH) on-site archaeological monitor identified an isolated fragment of human remains (iwi) within fill material from a backdirt pile. CSH began taking appropriate steps regarding the burial find including consultation with the State Historic Preservation Division and Ohana Kuponu Consulting. Construction was allowed to proceed outside of the area where the remains were discovered.

J. The Central Ala Moana (Honolulu, Oahu)

1. Construction on the project is ongoing with estimated completion in August 2021.

K. Ililani (Honolulu, Oahu)

1. The developer continues to work towards meeting the pre-sale requirement for the project.

L. Kapolei Mixed-Use Development

1. Phase 2 of the project is nearing substantial completion.

M. Keahumoa Place (East Kapolei II LDA 2) (Kapolei, Oahu)

1. The developer anticipates permanent conversion and DURF payoff at the end of March and has requested documents from Development Branch pertaining to such.

N. Lanakila House Lot Project (Honolulu, Oahu)

1. HHFDC's Board of Directors approved the project and Honolulu Habitat for Humanity as an eligible developer at its March 11, 2021 meeting, as well as other approvals for the project including making necessary requests of the Board of Land and Natural Resources.

O. Ohana Hale

1. The project continues to be on hold pending updates from the developer.

P. Wailuku Apartments (Wailuku, Maui)

1. The developer continues to review drafts of a Development Agreement and Declaration of Land Use Restrictive Covenants.

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II. Development Support Section (DSS)

A. Villages of Kapolei (VOK)

1. On March 18, 2021, HHFDC staff started processing Seagull Schools' request for cancellation of their Ground Lease and Development Agreement through a Cancellation of Development Agreement and Release Agreement; and a Cancellation of Ground Lease Agreement and Release Agreement. Both aforementioned documents were previously reviewed and approved by the AG on March 16, 2021.
2. A Request For Proposals to procure another community services provider for the site is being prepared.
3. On March 16, 2021, HHFDC executed a contract with Island Landscaping and Maintenance, Inc., to perform maintenance services for the lower drainage channel in the Villages of Kapolei. A NTP letter was issued on March 19, 2021, and the first maintenance service is scheduled for the week of March 22, 2021.
4. HHFDC is anticipated to issue a NTP to Pacific Isles Equipment Rental, Inc. for the Villages Roadway, Sidewalk and Catch Basins Repairs (Villages) at the end of March 2021.

B. Waiahole Valley Agricultural and Residential Subdivision (WV)

1. On March 9, 2021, the Waiahole Potable Water System (Water System) suffered damage when flooding occurred. A portion of Waiahole Stream diverted from its regular course flowed into the well site, control building and access road damaging much of the system. The Water System was shut down for three days, during which time HHFDC requested emergency water from the BWS. BWS provided a tap to their nearest fire hydrant. HHFDC's contractor made temporary repairs to keep the Water System operational, but diverting the stream to its original course is necessary before permanent repairs can be made. HHFDC's consultant is assessing the situation and will propose repairs.
2. Emergency security guard services were obtained from API Security, Inc., to man and guard the temporary potable water system that was established at a BWS fire hydrant near the Poi Factory. The emergency services began on Saturday, March 13, 2021, and will be obtained on an as-needed basis until the potable water system has been repaired and is fully functional. A Purchase Order is being prepared for this emergency work.

III. Real Estate Services Section (RES)

A. Repurchase Program

1. Holomua #1202. HHFDC is exercising its option to repurchase a 1-bedroom, 1-bath unit having approximately 354 square feet of living area, lanai and 1-parking stall. Pursuant to Section 201H-47, Hawaii Revised Statutes, HHFDC's repurchase price is \$266,186.75. The 2021 City and County of Honolulu's assessed value is \$356,000.00. The projected closing date is June 2021.

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- 2. Kapiolani Residence #1808. HHFDC is exercising its option to repurchase a Studio unit having approximately 400 square feet of living area, lanai and 1-parking stall. Pursuant to Section 201H-47, Hawaii Revised Statutes, HHFDC’s repurchase price is \$331,951.39. The 2021 City and County of Honolulu’s assessed value is \$385,800.00. The projected closing date is June 2021.
- 3. Nohona II at Kapolei #904. HHFDC is exercising its option to repurchase a 1-bedroom, 1-bath unit having approximately 354 square feet of living area, lanai and 1-parking stall. Pursuant to Section 201H-47, Hawaii Revised Statutes, HHFDC’s repurchase price is \$370,600.00. The 2021 City and County of Honolulu’s assessed value is \$477,800.00. The projected closing date is June 2021.

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for mr.
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